

SHERIFF'S SALE

Wednesday, January 26th, 2022 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV1221 AND CIVIL WRIT NO. 2019CV1221 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN parcel of land situate in Jackson Township, Columbia County, bounded and described as follows to wit:

BEGINNING at a point in the centerline of Township Route 680, at the northwest corner of Lot No. 6, now or formerly of Yarnell; thence along the centerline of Township Route No. 680, North 8 degrees 48 minutes 02 seconds West, 115.70 feet to a point at the southwest corner of Lot No. 8, now or formerly of Younkers; thence along Lot No. 8, South 82 degrees 13 minutes 15 seconds East, 607.29 feet to a point at the southeast corner of Lot No. 8 and lands now or formerly of Hartman; thence along lands now or formerly of Hartman and continuing along lands now or formerly of Young, South 8 degrees 25 minutes 46 seconds West, 154.26 feet to a point: the northeast corner of Lot No. 6, now or formerly of Yarnell; thence along Lot No. 6, North 82 degrees 13 minutes 15 seconds West, 555.13 feet to the point and place of BEGINNING.

CONTAINING 2.064 acres.

BEING Lot No. 7 as shown on Plan of Subdivision recorded in Map Book 6, page 203.

ALSO BEING the same premises conveyed to Damian Yarnell by virtue of Deed dated December 10, 2009 from Shane S. Fritz, et al. Recorded December 18, 2009 in Columbia County Deed Instrument number 20091194. RESERVING NEVERTHELESS unto the Grantors and their successors and assigns all oil, gas and mineral rights and the right to receive all income and royalties generated from the extraction and/or removal thereof; provided that there shall be no right to conduct surface operations on the within conveyed premises or to disturb the surface of the within conveyed premises in connection with the extraction and/or removal of such oil, gas and minerals.

Property being known as 604 Ridge Road, Benton, Pennsylvania 17814.

Being Columbia County tax parcel and pin number: 19-10-016-001000

Improvements thereon consist of: A commercial building situate 604 Ridge Road, Benton, Pennsylvania 17814.

Seized and taken in execution as the property of Damian Yarnell.

PROPERTY ADDRESS: 604 RIDGE ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 19-10-016-00,000

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.